



SECOR
INTERNATIONAL
INCORPORATED

WWW.SECOR.COM

2655 Camino Del Rio N. Suite 302
San Diego, CA 92108
619-296-6195 TEL
619-296-6199 FAX

LIMITED POTENTIAL SENSITIVE RECEPTOR SURVEY FOR

ATLANTIC RICHFIELD COMPANY

ARCO Facility #3037
915 Camino del Rio South
San Diego, CA 92108
SAM Case #H05125-002

September 26, 2005
SECOR Project #08RP.03037.03

Mr. Roy Thun
Atlantic Richfield Company
4 Centerpoint Drive
La Palma, CA 90623-1086

Prepared by:

**Melissa Garrett
Staff Scientist**

Approved by:

**Bradley G. Eisenberg, PG# 6872
Senior Geologist**

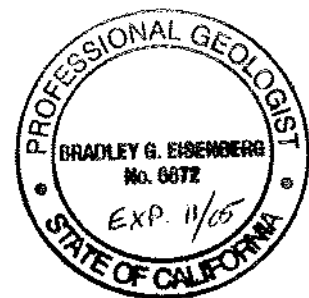


TABLE OF CONTENTS

| | |
|--|-----------|
| 1.0 INTRODUCTION..... | 1 |
| 1.1 Purpose and Scope..... | 1 |
| 2.0 BACKGROUND..... | 5 |
| 3.0 RECORDS REVIEW RESULTS..... | 8 |
| 4.0 SITE VICINITY RECONNAISSANCE RESULTS | 10 |
| 5.0 SCREENING-LEVEL EXPOSURE ROUTE ASSESSMENT | 12 |
| 6.0 CONCLUSIONS AND RECOMMENDATIONS | 16 |
| 7.0 STATEMENT OF LIMITATIONS..... | 17 |

TABLE OF CONTENTS (Continued)

LIST OF FIGURES

FIGURE 1 – SITE LOCATION MAP SHOWING POTENTIAL SENSITIVE RECEPTORS
 FIGURE 2 – SITE VICINITY MAP SHOWING NEARBY LAND USES
 FIGURE 3 – SITE PLAN WITH UTILITY LOCATIONS

LIST OF APPENDICES

APPENDIX A SAM CORRESPONDENCE DATED NOVEMBER 15, 2004
 APPENDIX B BANKS INFORMATION SYSTEM WATER WELL REPORT DATED
 SEPTEMBER 3, 2003
 APPENDIX C SECOR PHOTOGRAPHIC RECORD

1.0 INTRODUCTION

SECOR International Incorporated (SECOR), on behalf of Atlantic Richfield Company (Atlantic Richfield), has prepared this report summarizing the limited potential sensitive receptor survey (SRS) performed for ARCO Facility #3037, located at 915 Camino del Rio South, San Diego, California (Figures 1 and 2). The limited SRS was conducted pursuant to a directive from the San Diego County, Department of Environmental Health, Land and Water Quality Division, Site Assessment and Mitigation Program (SAM) dated November 15, 2004 (attached). The limited SRS considers both human and ecological receptors, including water supply wells, groundwater and surface water bodies. Figure 1 shows the site location with the locations of identified potential sensitive receptors as applicable; Figure 2 shows the vicinity land uses, as adapted from SanGIS; and Figure 3 shows a site plan.

1.1 PURPOSE AND SCOPE

The purpose of this limited SRS is to identify and provide information on potential sensitive human and ecological receptors and associated exposure routes to support risk-based corrective action decisions for the subject site in accordance with guidance provided by the SAM Manual¹. Potential sensitive receptors that were evaluated are listed on the following table.

| Potential Sensitive Receptors | |
|--|---|
| Human Receptors ^a | Ecological Receptors ^b |
| Water supply wells (drinking water) | Water supply wells (irrigation) |
| Residences | Surface waters |
| Schools | Storm Drain Inlets |
| Day care facilities | Wetlands |
| Senior centers | Sensitive aquifers ^c |
| Nursing homes | Sensitive wildlife habitat ^c |
| Rehabilitation facilities | |
| Hospitals and clinics | |
| Convalescent facilities | |
| Retirement facilities | |
| Homeless shelters | |
| Notes: a. Facilities with potentially sensitive human populations. b. Includes both non-human potential receptors and key potential exposure routes to human receptors. c. As defined by the California Regional Water Quality Control Board (CRWQCB), San Diego, 1994, Water Quality Control Plan, San Diego Basin (9). | |

¹ County of San Diego, Department of Environmental Health, Land & Water Quality Division, Site Assessment and Mitigation Program Manual, revised February 18, 2004.

The three main exposure routes relevant to leaking underground fuel tank sites are:

- Inhalation of vapor emanating from liquid-phase petroleum hydrocarbons (LPH)
- Inhalation of vapor emanating from soil and/or groundwater contamination
- Ingestion of contaminated soil or groundwater

Additional potential exposure routes may include but are not limited to:

- Accumulation of flammable vapors and toxic substances in utility vaults and storm drain catch basins;
- Migration of contaminated groundwater to surface water bodies and associated sensitive ecological habitat.

This limited SRS includes site and vicinity surveys conducted by SECOR personnel, review of files and maps from applicable agencies, and collection and evaluation of public database records compiled by public agencies or database vendors. SECOR has attempted to field-verify² reported locations of water supply wells, if any. As such, this limited SRS is based on *readily-available* information as that term is defined in American Society for Testing and Materials (ASTM) Practice E1527-00, and represents a thorough, though not exhaustive, search for potential sensitive receptors. The scope elements and key information sources are summarized on the following table.

| Limited SRS Scope Elements | | |
|---|---|---|
| Task | Minimum Search Distance (radius) | Information Source |
| Neighborhood reconnaissance for potential sensitive receptors | ¼ mile | SECOR field reconnaissance – on foot |
| | ½ mile (downwind direction ^a) | SECOR field reconnaissance – driving supplemented as needed by on-foot survey |
| Neighborhood reconnaissance for water supply wells | ¼ mile | SECOR field reconnaissance – on foot |
| | ½ mile ^b | SECOR field reconnaissance – driving supplemented as needed by on-foot survey |
| Water supply wells from agency information | ½ mile | County of San Diego records |
| | 1 mile | California Department of Water Resources (DWR) |
| | 1 mile | United States Geological Survey (USGS) map |
| | 1 mile | Banks Information Solutions, Inc Water Well Report (attached) |

² Field verification consists of observation from public rights-of-way.

| Limited SRS Scope Elements (Cont.) | | |
|--|----------------------------------|--|
| Task | Minimum Search Distance (radius) | Information Source |
| Surface waters, wetlands, sensitive aquifers and habitat, watershed management areas | 1 mile | CRWQCB Water Quality Control Plan, USGS and San Diego County Water Authority maps, United States Fish & Wildlife website |
| Clean Water Act §303d rivers, beaches, bays, estuaries, lakes | ½ mile | SanGIS map |
| Flood zones | ½ mile | SanGIS map |
| Potential sensitive receptors | 1 mile | Yahoo!™ maps |
| Schools, hospitals | 1 mile | Yahoo!™ maps |
| Field confirmation of database information | 1 mile | Thomas Bros. maps |
| | ½ mile | SECOR field reconnaissance |
| Notes: a. Data on prevailing wind direction is available for many San Diego County locations from the Western Regional Climate Center at www.wrcc.dri.edu b. The minimum search distance should be expanded in the downgradient direction in areas with private supply wells. | | |

Once potential sensitive receptors have been identified, a screening level evaluation of exposure routes is conducted to identify those potential receptors that may have a complete exposure pathway. As discussed in Section 6 of the SAM Manual, a threat to a receptor may exist if there is a complete exposure pathway; otherwise, the receptor is not at risk. A pathway is considered complete if there is a hazardous substance release, an exposure route, and a potential receptor.

Migration of hazardous substances in the subsurface is controlled by the chemical properties, and by geological and hydrological factors. For example, vapor migration may be controlled by source concentrations, chemical properties, soil permeability and moisture content, pressure gradients, and other factors. LPH migration is generally downwards through permeable soil, but LPH may move laterally along the top of fine-grained perching layers or along sand lenses or backfill around buried utilities. Dissolved-phase hydrocarbons generally migrate downwards to groundwater, then migrate in the direction of groundwater flow.

A potential sensitive receptor may exist near a site, but may not be at risk from substances released at the site owing to an incomplete exposure pathway. For example, if impacted groundwater exists below the site, it would not likely affect the indoor air of potential receptors located in a hydrologically upgradient or cross-gradient direction from the site; therefore, the exposure pathway would be considered incomplete for that potential receptor. A supply well located upgradient or cross-gradient from the site may not represent a complete pathway if the capture zone of the well does not extend to the site.

The screening level exposure route assessment eliminates those potential receptors with incomplete exposure pathways. Receptors with potential complete exposure pathways are retained for further more-rigorous evaluation, which is beyond the scope of this limited SRS.

2.0 BACKGROUND

Beneficial uses of groundwater and surface waters in the site area are summarized in the following table.

| San Diego Hydrologic Basin (900.00) San Diego Hydrologic Unit (907.00) Lower San Diego Hydrologic Area (907.10) Mission San Diego Hydrologic Subarea (907.11) | | |
|--|--------------------|----------------------------------|
| Beneficial Use | Groundwater | Surface Water¹ |
| Municipal and Domestic Supply | o | + |
| Agricultural Supply | X | X |
| Industrial Service Supply | X | X |
| Industrial Process Supply | X | -- |
| Freshwater Replenishment | -- | -- |
| Ground Water Recharge | -- | -- |
| Hydropower Generation | -- | -- |
| Rec-1 (Contact Water Recreation) | -- | X |
| Rec-2 (Non-contact Water Recreation) | -- | X |
| Warm Freshwater Habitat | -- | X |
| Cold Freshwater Habitat | -- | X |
| Wildlife Habitat | -- | X |
| Preservation of Biological Habitats of Special Significance | -- | -- |
| Rare, Threatened, or Endangered Species | -- | X |
| Spawning, Reproduction, and/or Early Development | -- | -- |
| ¹ Includes the San Diego River ² Fishing from shore or boat permitted, but other water contact recreational (REC-1) uses are prohibited. Source: California State Water Resources Board and Regional Water Quality Control Board, San Diego, Region, "Water Quality Control Plan, San Diego Basin (9), 1994". x = Existing Beneficial Use + = Excepted from Municipal o = Potential Beneficial Use -- = No Beneficial Use | | |

Features relevant to evaluating potential exposure routes from the subject site are shown on Figure 3, as applicable, and are listed on the following table.

| Site Features | |
|--|--|
| Current or former service station (dates of operation, if known) | From at least the late 1980's to present |
| Property size (acres) | 0.3 |
| Current land use | ARCO gasoline service station and am/pm market |
| Percent of property covered by buildings | 20 |

| Site Features (cont.) | |
|--|---|
| Percent of property covered by paving | 70 |
| Percent of property unpaved or landscaped | 10 |
| Surface topography (e.g. level, gently sloping, grade separations, adjacent to steep canyon, etc.) | Slopes to the northwest |
| Storm water runoff direction | Sheet flow is northwest |
| Domestic water provider | City of San Diego, Water Department |
| Sewage disposal method | City of San Diego, Metropolitan Wastewater Department |
| Subsurface utility vaults present ^a | Telephone, water utilities, sewer, cable television, gas, and storm drain identified to the north of the property; water, electrical, gas, and sewer to the west of the property. |
| a. Investigation of locations and depths of site utilities is beyond the scope of this sensitive receptor survey. | |
| Source: SECOR International Incorporated, 2005, ARCO Quarterly Groundwater Monitoring Report (First - 2005), dated April 15, 2005. | |

The following table summarizes subsurface conditions based on review of select previous environmental assessment reports.

| Subsurface Conditions and Impacts | |
|---|---|
| Approximate depths of soil impact (Gasoline Range Organics C ₆ - C ₁₂ (GRO), ≥ 100 milligrams per kilogram (mg/kg)) | 3 to 22.5 feet below ground surface (bgs) |
| Soil impact crosses site boundary?/direction | Yes/North |
| Maximum detected soil benzene concentration in milligrams per kilogram (mg/kg) | 17 |
| Maximum detected soil methyl tert-butyl ether (MTBE) concentration (mg/kg) | 5 |
| Depth to groundwater | 11.81 to 21.20 feet bgs (March 2, 2005) |
| Groundwater gradient/flow direction | 0.019/South (March 2, 2005) |
| Groundwater impacted? | Yes |
| Dissolved hydrocarbon plume offsite/direction | Yes/West Northwest |
| LPH present?/LPH offsite? | Yes/Not identified off-site |
| History of LPH in utility vaults? | Not known |
| Source: SECOR International Incorporated, 2005, ARCO Quarterly Groundwater Monitoring Report (First - 2005), dated April 15, 2005. | |

Based on groundwater sample analytical results from March 2, 2005, the following table summarizes the approximate maximum detected dissolved hydrocarbon concentrations:

| Maximum Groundwater Contaminant Concentrations from March 2, 2005 Sampling Event | | |
|--|---|-------------------------------|
| Constituent | Concentration (micrograms per liter (µg/l)) | Constituent Reported Offsite? |
| Gasoline-Range Organics C6-C12 (GRO) | 2,300 | No |
| Benzene | 110 | No |
| Toluene | 260 | Yes |
| Ethylbenzene | 120 | Yes |
| Total Xylenes | 710 | No |
| MTBE | 69 | Yes |
| Other oxygenates | TBA - 1,100 | No |
| Source: SECOR, 2005, ARCO Quarterly Groundwater Remediation Report (First - 2005), dated April 15, 2005. | | |

3.0 RECORDS REVIEW RESULTS

Results of agency records review and database information are summarized in the following table. Please refer to Figures 1 and 2 for locations of potential sensitive receptors.

| Agency Records and Database Review | | | | |
|------------------------------------|---|------------------------------|----------------------------|---------------------|
| ID # | Potential Sensitive Receptors | Address | Distance from Site (miles) | Direction from Site |
| Human Receptors: | | | | |
| 1 | Futures High School | 5333 Mission Center Rd. #350 | 0.5 | North |
| 2 | First United Methodist Church Preschool | 2111 Camino del Rio South | 0.9 | East |
| 3 | Urban Skills Center | 2225 Camino del Rio South | 0.9 | East |
| 4 | Institute-Effective Education | 2255 Camino del Rio South | 1 | East |
| 5 | Marjorie Cook Education Center | 2255 Camino del Rio South | 1 | East |
| 6 | Birney Elementary School | 4345 Campus Avenue | 0.7 | South |
| 7 | Aseltine School | 4027 Normal Street | 1 | South |
| 8 | University Christian Church Children's Center Preschool | 3900 Cleveland Avenue | 1 | South |
| 9 | Grace Lutheran Church Parochial School | 3993 Park Avenue | 1.1 | South |
| 10 | Hillcrest Receiving Center - Group Home & School | 4307 3 rd Avenue | 0.6 | Southwest |
| 11 | Unitarian Cooperative Preschool | 4190 Front Street | 0.8 | Southwest |
| 12 | Mission Hills Health Care Center | 4033 6 th Avenue | 0.9 | South |
| 13 | Florence Elementary School & Development Center | 3914 1 st Avenue | 1.1 | Southwest |

| Agency Records and Database Review (Cont.) | | | | |
|---|-------------------------------|---------|----------------------------|---------------------|
| ID # | Potential Sensitive Receptors | Address | Distance from Site (miles) | Direction from Site |
| Ecological Receptors: | | | | |
| Surface Water Bodies: | | | | |
| 14 | San Diego River | | 0.4 | North |
| Wetlands: | | | | |
| (None Identified Within Search Distance) | | | | |
| Sensitive Aquifers: | | | | |
| (None Identified Within Search Distance) | | | | |
| Supply Wells (Public/Private Drinking Water Production Wells, Domestic Supply Wells, and Agricultural/Industrial Supply Wells): | | | | |
| None Identified Within the Search Radii. Based on conversations with the local water purveyor (City of San Diego), and review of California Department of Water Resources records, Banks Water Well Report (attached), the United States Geological Survey Topographic Map – La Jolla Quadrangle, and County of San Diego records, supply wells were not identified within the respective search radii. The City of San Diego Water Department reportedly does not have groundwater production wells within the search radii and does not have plans for installation of production wells. The City of San Diego obtains most of its supply from the Colorado River via the California Aqueduct system. | | | | |

4.0 SITE VICINITY RECONNAISSANCE RESULTS

Current land uses on adjoining properties³ are shown on Figure 2 and summarized in the following table. Select photographs taken during the reconnaissance are attached.

| Adjoining Properties | | | | | |
|----------------------|--|---------------------|----------|----------------|------------|
| Land Use | Name or Type of business | Direction from Site | Basement | Across Street? | Down wind? |
| Public | Interstate Highway 8 | North | No | Yes | Yes |
| Commercial | Chrysler/Jeep Auto Dealer Overflow Lot | East | No | No | Yes |
| Commercial | San Diego Mission Valley Hilton Hotel | West | No | No | No |
| Commercial | Hayama Restaurant | South | No | No | No |

The following table summarizes the potential sensitive receptors observed during the field reconnaissance. Locations of potential sensitive receptors are shown on Figures 1 and 2. Select photographs taken during the reconnaissance are attached.

| Site Vicinity Survey | | | | |
|-------------------------|---|---------------------------|----------------------------|---------------------|
| ID # | Potential Sensitive Receptors | Address or Location | Distance from Site (miles) | Direction from Site |
| Human Receptors: | | | | |
| 2 | First United Methodist Church Preschool | 2111 Camino del Rio South | 0.9 | East |
| 3 | Urban Skills Center | 2225 Camino del Rio South | 0.9 | East |
| 4 | Institute-Effective Education | 2255 Camino del Rio South | 1 | East |
| 5 | Marjorie Cook Education Center | 2255 Camino del Rio South | 1 | East |
| 6 | Birney Elementary School | 4345 Campus Avenue | 0.7 | South |
| 7 | Aselline School | 4027 Normal Street | 1 | South |
| 8 | University Christian Church Children's Center Preschool | 3900 Cleveland Avenue | 1 | South |

³ Adjoining properties include those located across streets or alleys bordering the site in all directions.

| Site Vicinity Survey (Cont.) | | | | |
|--|--|-----------------------------|----------------------------|---------------------|
| ID # | Potential Sensitive Receptors | Address or Location | Distance from Site (miles) | Direction from Site |
| Human Receptors: | | | | |
| 10 | Hillcrest Receiving Center - Group Home & School | 4307 3 rd Avenue | 0.6 | Southwest |
| 11 | Unitarian Cooperative Preschool | 4190 Front Street | 0.8 | Southwest |
| 12 | Mission Hills Health Care Center | 4033 6 th Avenue | 0.9 | South |
| 15 | Warren-Walker School | 4153 Fourth Avenue | 0.8 | Southwest |
| 16 | San Diego Hospice | 4311 3 rd Avenue | 0.6 | West-Southwest |
| Ecological Receptors: | | | | |
| 14 | San Diego River | | 0.4 | North |
| Supply Wells (Public/Private Drinking Water Production Wells, Domestic Supply Wells, and Agricultural/Industrial Supply Wells): | | | | |
| (None Identified Within Search Distance) | | | | |

5.0 SCREENING-LEVEL EXPOSURE ROUTE ASSESSMENT

As discussed elsewhere herein, a threat to a potential receptor may exist if there is a complete exposure pathway. The potential receptors identified above have been evaluated in a screening level assessment to further identify those for which a more-rigorous evaluation of exposure pathways may be recommended.

The results of the screening level assessment are summarized below:

| Exposure Route Assessment | | | | | |
|---------------------------|---|----------------------------|---------------------|--|------------------------------|
| ID # | Identified Potential Receptor | Distance from Site (miles) | Direction from Site | Assessment | Retain for Further Analysis? |
| 1 | Futures High School | 0.5 | North | Based on distance from the site and location on the opposite side of the San Diego River, unlikely to be impacted. | No |
| 2 | First United Methodist Church Preschool | 0.9 | East | Based on distance and location relative to the site and the groundwater gradient direction, unlikely to be impacted. | No |
| 3 | Urban Skills Center | 0.9 | East | Based on distance and location relative to the site and the groundwater gradient direction, unlikely to be impacted. | No |
| 4 | Institute-Effective Education | 1 | East | Based on distance and location relative to the site and the groundwater gradient direction, unlikely to be impacted. | No |
| 5 | Marjorie Cook Education Center | 1 | East | Based on distance and location relative to the site and the groundwater gradient direction, unlikely to be impacted. | No |
| 6 | Birney Elementary School | 0.7 | South | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |

| Exposure Route Assessment (Cont.) | | | | | |
|-----------------------------------|---|----------------------------|---------------------|--|------------------------------|
| ID # | Identified Potential Receptor | Distance from Site (miles) | Direction from Site | Assessment | Retain for Further Analysis? |
| 7 | Aseltine School | 1 | South | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |
| 8 | University Christian Church Children's Center Preschool | 1 | South | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |
| 9 | Grace Lutheran Church Parochial School | 1.1 | South | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |
| 10 | Hillcrest Receiving Center - Group Home & School | 0.6 | Southwest | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |
| 11 | Unitarian Cooperative Preschool | 0.8 | Southwest | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |

| Exposure Route Assessment (Cont.) | | | | | |
|-----------------------------------|---|----------------------------|---------------------|---|------------------------------|
| ID # | Identified Potential Receptor | Distance from Site (miles) | Direction from Site | Assessment | Retain for Further Analysis? |
| 12 | Mission Hills Health Care Center | 0.9 | South | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |
| 13 | Florence Elementary School & Development Center | 1.1 | Southwest | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |
| 14 | San Diego River | 0.4 | North | Based on historical data, benzene has not been detected at concentrations greater than laboratory reporting limits in groundwater samples collected from off-site downgradient wells MW-3 and City Well MW-2, situated between the site and the San Diego River. Toluene, ethylbenzene, and MTBE have been reported in some samples at concentrations that are below the maximum contaminant levels in the past several years. Base on these data and expected fate and transport of petroleum hydrocarbons in the subsurface, unlikely to be impacted. | No |

| Exposure Route Assessment (Cont.) | | | | | |
|-----------------------------------|-------------------------------|----------------------------|---------------------|--|------------------------------|
| ID # | Identified Potential Receptor | Distance from Site (miles) | Direction from Site | Assessment | Retain for Further Analysis? |
| 15 | Warren-Walker School | 0.8 | Southwest | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |
| 16 | San Diego Hospice | 0.6 | West-Southwest | Based on distance and location relative to the site, the groundwater gradient direction, and its elevation approximately 250 feet above the site, unlikely to be impacted. | No |

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on this limited potential SRS, 16 potential sensitive receptors have been identified in the site vicinity, the SRS search radii for the varying types of potential receptors. The potential sensitive receptors have been evaluated using a screening-level exposure route assessment. Based on the screening-level exposure route assessment, SECOR concludes that due to incomplete pathways it is unlikely that the identified potential sensitive receptors would be affected by reported historical subsurface release(s) of petroleum hydrocarbons associated with the subject site.

7.0 STATEMENT OF LIMITATIONS

This limited SRS includes site and vicinity surveys conducted in the field by SECOR personnel, review of files and maps from applicable agencies, and collection and evaluation of public database records compiled by public agencies or database vendors. SECOR has attempted to field-verify⁴ reported locations of water supply wells and other key features of interest. As such, this limited SRS is based on *readily-available* information (as that term is defined in American Society for Testing and Materials (ASTM) Practice E1527-00), and represents a thorough, though not exhaustive, search for potential sensitive receptors.

The conclusions presented in this report are professional opinions based on data described in this report. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location, and are subject to the following inherent limitations:

- SECOR derived the data presented in this report primarily from visual inspections, examination of records in the public domain, and interviews applicable agencies. The passage of time, manifestation of latent conditions, or occurrence of future events may require further study at the site, analysis of the data, and reevaluation of the findings, observations, and conclusions in the report.
- The data reported and the findings, observations, and conclusions expressed in the report are limited by the scope of work. The scope of work was agreed to by the client.
- No warranty or guarantee, whether express or implied, is made with respect to the data reported of findings, observations, and conclusions that are based solely upon site conditions in existence at the time of the investigation.
- This SRS report presents professional opinions and findings of a scientific and technical nature. The report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of federal, state, or local governmental agencies. Any use of this report constitutes acceptance of the limits of SECOR's liability. SECOR's liability extends only to its client and not to any other parties who may obtain this report.
- The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such. A complete evaluation of subsurface soil and groundwater conditions was not performed as part of this investigation. No sampling or chemical analyses of structural materials or other media was completed as part of this study unless explicitly stated.

⁴ Field verification consists of observation from public rights-of-way.

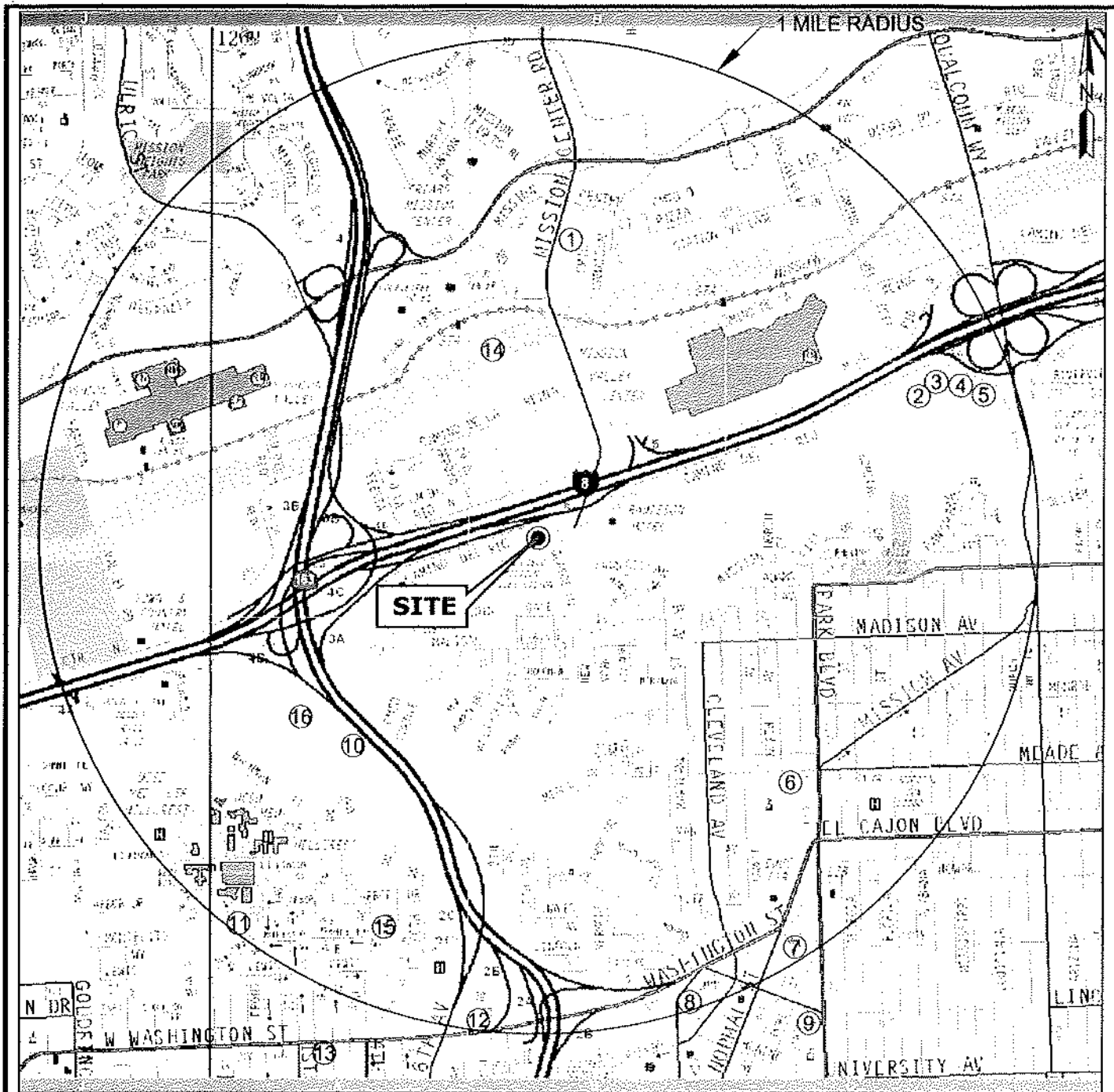
- This report is based, in part, on unverified information supplied to SECOR by third-party sources. While efforts have been made to substantiate this third-party information, SECOR cannot guarantee its completeness or accuracy.

FIGURES

**FIGURE 1 – SITE LOCATION MAP SHOWING POTENTIAL
SENSITIVE RECEPTORS
FIGURE 2 – SITE VICINITY MAP SHOWING NEARBY LAND
USES**

FIGURE 3 – SITE PLAN WITH UTILITY LOCATIONS
LIMITED POTENTIAL SENSITIVE RECEPTOR SURVEY (SRS)

Atlantic Richfield Company
ARCO Facility #3037
915 Camino del Rio South
San Diego, CA 92108
SAM Case #H05125-002
SECOR PROJECT #08BP.03037.08
September 26, 2005



REFERENCE: THOMAS GUIDE CD-ROM, 1997 EDITION, PAGE AND GRID 1269 B3

POTENTIAL RECEPTORS:

- | | | |
|------------------------------------|-----------------------------------|---------------------|
| ① FUTURES HIGH SCHOOL | ⑧ UNIVERSITY CHRISTIAN CHURCH | ⑯ SAN DIEGO HOSPICE |
| ② FIRST UNITED METHODIST PRESCHOOL | ⑨ GRACE LUTHERAN PAROCHIAL SCHOOL | |
| ③ URBAN SKILLS CENTER | ⑩ HILLCREST RECEIVING CENTER | |
| ④ INSTITUTE-EFFECTIVE EDUCATION | ⑪ UNITARIAN COOPERATIVE PRESCHOOL | |
| ⑤ MARJORIE COOK EDUCATION CENTER | ⑫ MISSION HILLS HEALTH CARE | |
| ⑥ BIRNEY ELEMENTARY SCHOOL | ⑬ FLORENCE ELEMENTARY CENTER | |
| ⑦ ASELTIME SCHOOL | ⑭ SAN DIEGO RIVER | |
| | ⑮ WARREN-WALKER SCHOOL | |

0 1320 2640
APPROXIMATE SCALE IN FEET

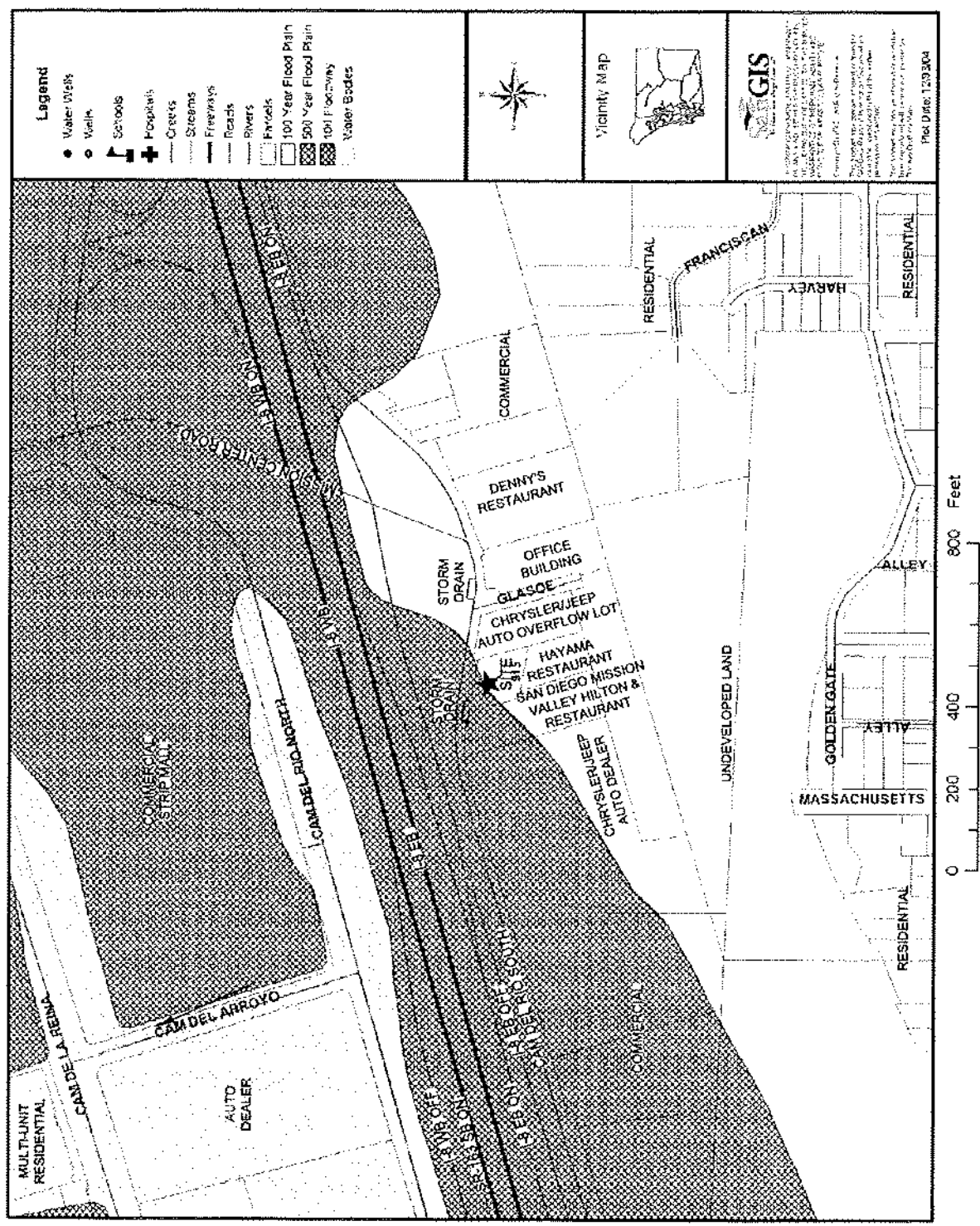
DRAWN BY: LGH
CHECKED: _____
APPROVED: _____
DATE: 1/4/05
JOB No.: 08BP.03037.05
CAD FILE: 3037SLOC1-05

PREPARED BY:


SECOR
2656 Camino del Rio North, Suite 302
San Diego, California

PREPARED FOR:
ARCO FACILITY #3037
915 CAMINO DEL RIO SOUTH
SAN DIEGO, CALIFORNIA 92108

FIGURE: 1
**SITE LOCATION MAP
SHOWING POTENTIAL
SENSITIVE RECEPTORS**

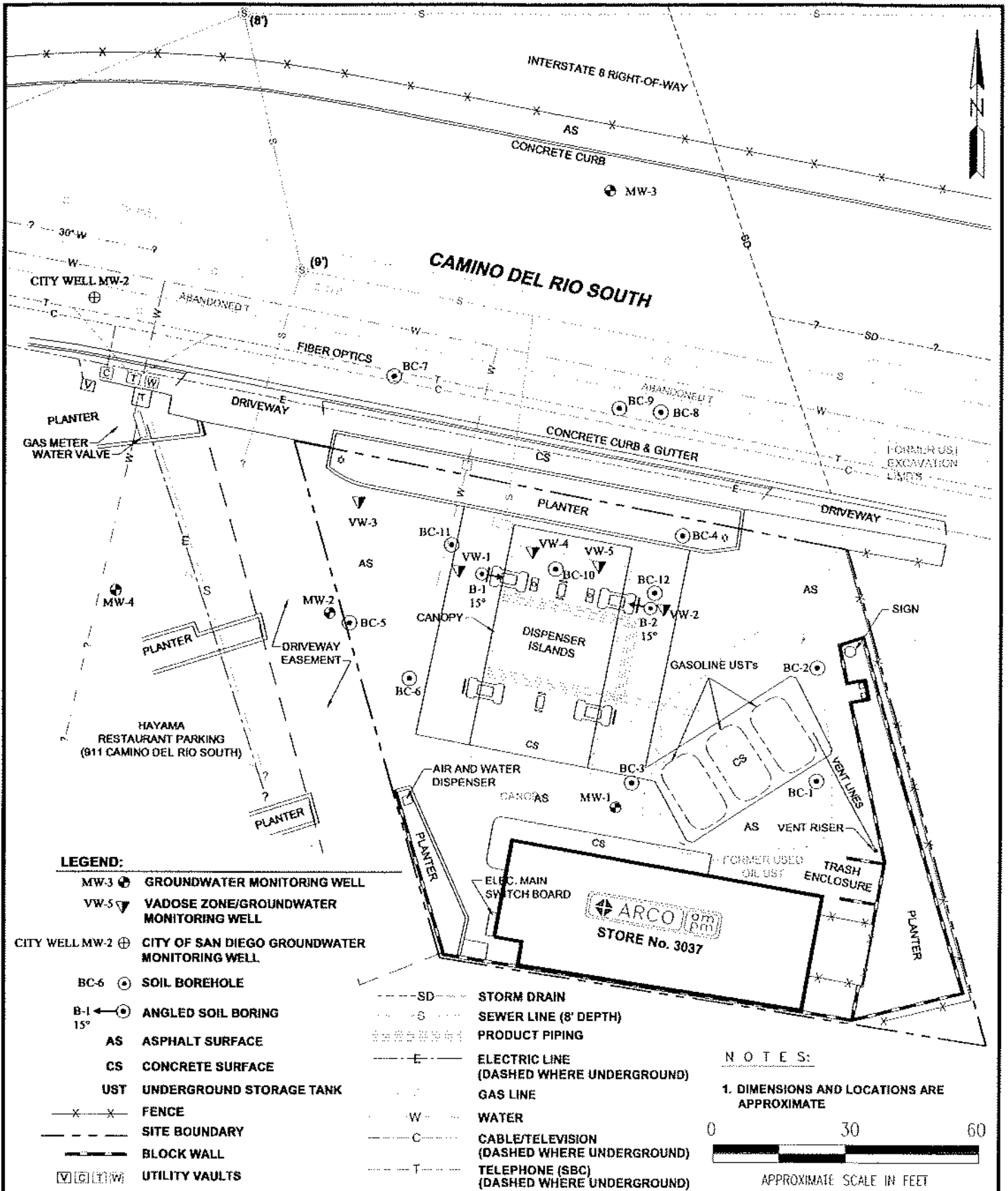


DRAWN BY: LGH
CHECKED: _____
APPROVED: _____
DATE: 1/4/05
JOB No.: 06BP 03037.05
CAD FILE: 3037SVM

PREPARED BY: 
SECOR
2665 Camino del Rio North, Suite 302
San Diego, California

PREPARED FOR:
ARCO FACILITY #3037
915 CAMINO DEL RIO SOUTH
SAN DIEGO, CALIFORNIA 92108

FIGURE: 2
SITE VICINITY MAP
SHOWING NEARBY LAND USES



DRAWN BY: LGH
 CHECKED:
 APPROVED:
 DATE: 1/4/05
 JOB No.: 08PB.03037.05
 CAD FILE: 3037SPWUT1-05

PREPARED BY:

SECOR
 2655 Camino del Rio North, Suite 302
 San Diego, California

PREPARED FOR:
ARCO FACILITY #3037
 915 CAMINO DEL RIO SOUTH
 SAN DIEGO, CALIFORNIA

FIGURE: 3
SITE PLAN
WITH UTILITY LOCATIONS

APPENDIX A
SAM CORRESPONDENCE DATED NOVEMBER 15, 2004
LIMITED POTENTIAL SENSITIVE RECEPTOR SURVEY (SRS)

Atlantic Richfield Company
ARCO Facility #3037
915 Camino del Rio South
San Diego, CA 92108
SAM Case #H05125-002
SECOR PROJECT #08BP.03037.08
September 26, 2005



County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION

P.O. BOX 129261, SAN DIEGO, CA 92112-9261
619-338-2222/FAX 619-338-2315/1-800-253-9933

www.sdcounty.ca.gov/deh/lwq

RICHARD HAAS
ASSISTANT DIRECTOR

November 15, 2004

Mr. Gary Guacci
State of California, Department of Water Resources
Southern Division
770 Fairmont Avenue
Glendale, CA 91203

Dear Mr. Gilbreath:

WELL SURVEY FOR MULTIPLE SITES

ARCO Products Company, as the Responsible Party (RP), has been directed by the County of San Diego Department of Environmental Health (DEH), Site Assessment and Mitigation Program, to perform a sensitive receptor survey in the area surrounding several of their sites (site locations listed below). DEH has been given the authority as the Local Oversight Program by the State of California Water Resources Control Board to oversee the environmental assessment of the site. In order to complete the DEH directive to conduct the receptor survey, SECOR, environmental consultant for ARCO Products Company, requires access to your well completion files.

The following are the sites for which a well survey is being requested:

1. ARCO #1975 - H21443-003 - 7255 JACKSON DR., SAN DIEGO, CA 92119
2. ARCO #1995 - H05162-001 - 11891 RANCHO BERNARDO RD., SAN DIEGO, CA 92128
3. ARCO #3037 - H05125-002 - 915 CAMINO DEL RIO SOUTH, SAN DIEGO, CA 92108

Please provide SECOR or Banks Information Solutions, with well information that they request. The following is the contact information for RP and their consultants:

Responsible Party:

Mr. Roy Thun
ARCO Products Company
4 Centerpointe Dr.
La Palma, CA 90623-1066

Environmental Consultants:

Ms. Melissa Garrett
SECOR
2655 Camino Del Rio North, Suite 302
San Diego, CA 92108
(714) 379-3366

It is our understanding that the RP and their environmental consultant will use this information for the sole purpose of performing a sensitive receptor survey, and that the well logs will be kept confidential. If you have any questions, please call me at (619) 338-2456.

Sincerely,

DANNY MARTINEZ, Project Manager
Site Assessment and Mitigation Program

DM:kd

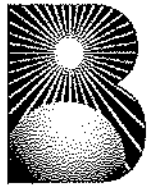
cc: Ms. Melissa Garrett, SECOR

WP/H21443-003-ETC-1104-3SITES

APPENDIX B
BANKS INFORMATION SYSTEM WATER WELL REPORT
DATED SEPTEMBER 3, 2003

LIMITED POTENTIAL SENSITIVE RECEPTOR SURVEY (SRS)

Atlantic Richfield Company
ARCO Facility #3037
915 Camino del Rio South
San Diego, CA 92108
SAM Case #H05125-002
SECOR PROJECT #08BP.03037.08
September 26, 2005



Banks
Information
Solutions, Inc.

Water Well ReportTM

September 3, 2003

CLIENT

SECOR International, Inc.
2655 Camino Del Rio N., #302
San Diego, CA 92108

SITE

ARCO 3037/H05125-002
915 Camino Del Rio S.
San Diego, CA 92108
090303-035

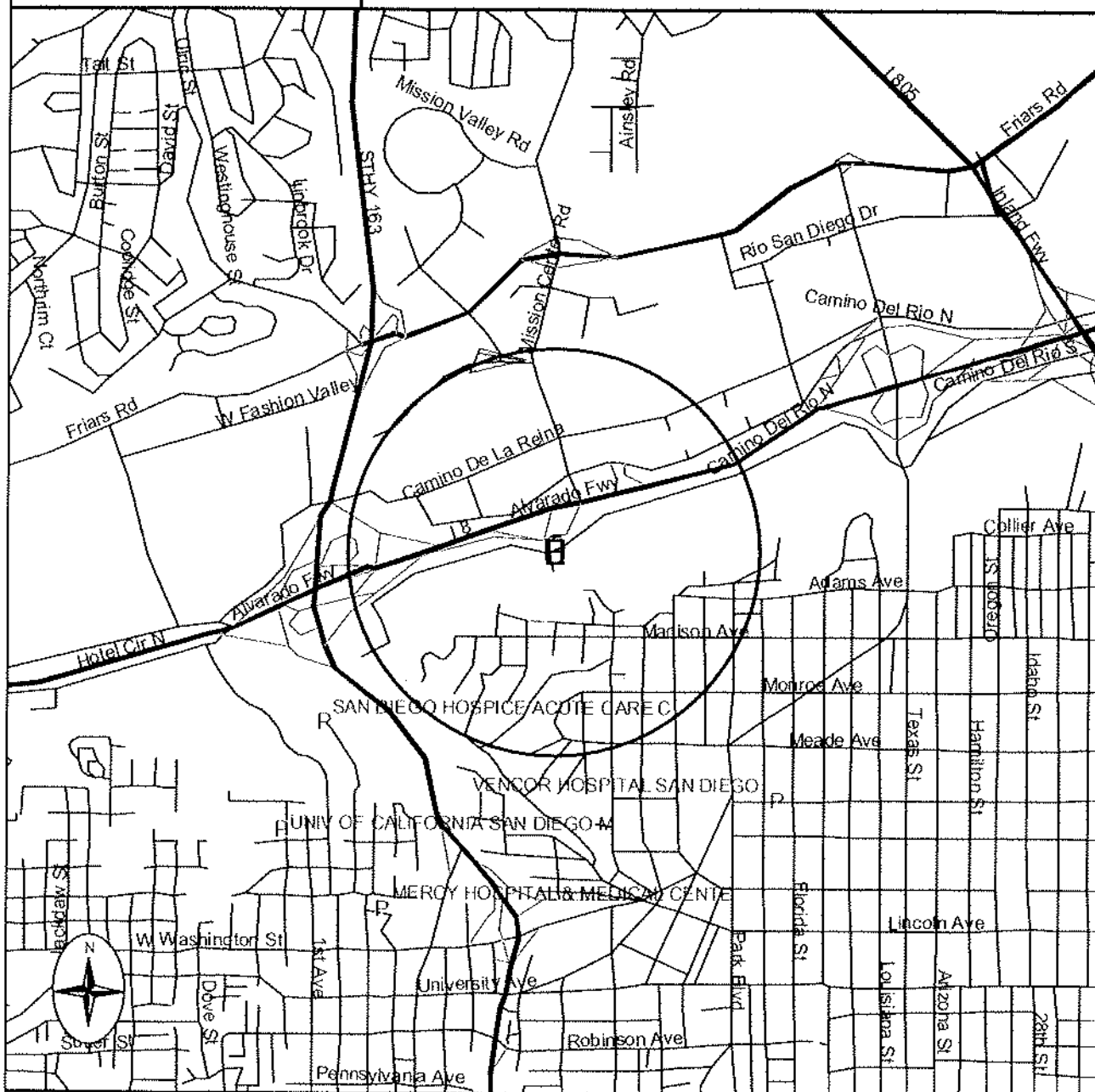
P.O. Box 12851, Capitol Station, Austin, TX 78711
700 N. Lamar, Suite 200 Austin, TX 78703
512.478.0059 FAX 512.478.1433 e-mail banks@banksinfo.com
Copyright 1998 by Banks Information Solutions, Inc.



**Banks
Information
Solutions, Inc.**

Water Well Report™

Map of Wells within One-Half Mile



Subject Site



Ground Water Wells (Cluster)



Ground Water Well



Airport



Hospital



Highway



Primary road



Secondary and connecting road



Local road

Access road



Water body



Park



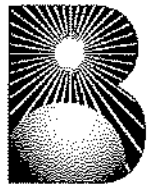
State

0 0.25 0.5 0.75 1 1.25 Miles

Banks Information Solutions, Inc.
P.O. Box 12851, Capitol Station Austin, Texas 78711
700 N. Lamar, Suite 200 Austin, Texas 78703

512-478-0059 FAX 512-478-1433 E Mail: BANKS@BANKSINFO.COM

September 3, 2003



Banks
Information
Solutions, Inc.

Water Well ReportTM

DETAILS

**Banks Information Solutions, Inc.
Performed A Thorough Well
Search And No True Or Active
Water Wells Were Found.**

P.O. Box 12851, Capitol Station, Austin, TX 78711
700 N. Lamar, Suite 200 Austin, TX 78703
512.478.0059 FAX 512.478.1433 e-mail banks@banksinfo.com
Copyright 1998 by Banks Information Solutions, Inc.

Water Well Report™ Research Mapping Protocol

The Banks Information Solutions, Inc. Water Well Report™ is prepared from existing state water well databases and additional file data/records research conducted at the State of California Department of Water Resources. Submission of water well drillers logs is mandatory under California law. It should be noted that the California water well law applies to all persons constructing, altering, or destroying water wells regardless of whether or not they are engaged in the business of well construction. The law also applies to persons who convert, for use as a water well, an oil or gas well originally constructed under the jurisdiction of the Department of Conservation. More importantly, Banks (as well as any other public entity) is not granted the privilege of viewing, analyzing, or photocopying any filed notice of intent to engage in water well drilling activity or any completion reports, drillers logs, and well schedules. This rule inhibits the public from obtaining crucial data involving owner name, well use, total depth, drill date, etc. The public, in certain instances, can obtain, by law, limited data found on state location maps and groundwater analysis records. Please note the following opinion released on March 30, 1970 from the office of Chief Counsel Porter A. Towner, Department of Water Resources:

"Section 13752 (California Water Code) provides that the information in the logs and reports 'shall not be made available for inspection by the public but shall be made available to governmental agencies for use in making studies, provided that any report shall be made available to any person who obtains a written authorization from the owner of the water well.' When a governmental agency hires you as a consultant, that agency can release the information in the log to you for use in a study, but you would be subject to the same limitations as the public agency. Publication of specific items of information from the well reports, including the well logs, without the consent of the owner(s), is prohibited. You may publish discussions of groundwater conditions in an area described by section, township, and range, even though the conditions were established in whole or in part from studies of well reports. Reference to a specific well must be omitted if the information is derived from the report rather than an independent source. The best way for making the information available without restriction and to use it in a public report is to obtain written releases from the owners of the well."

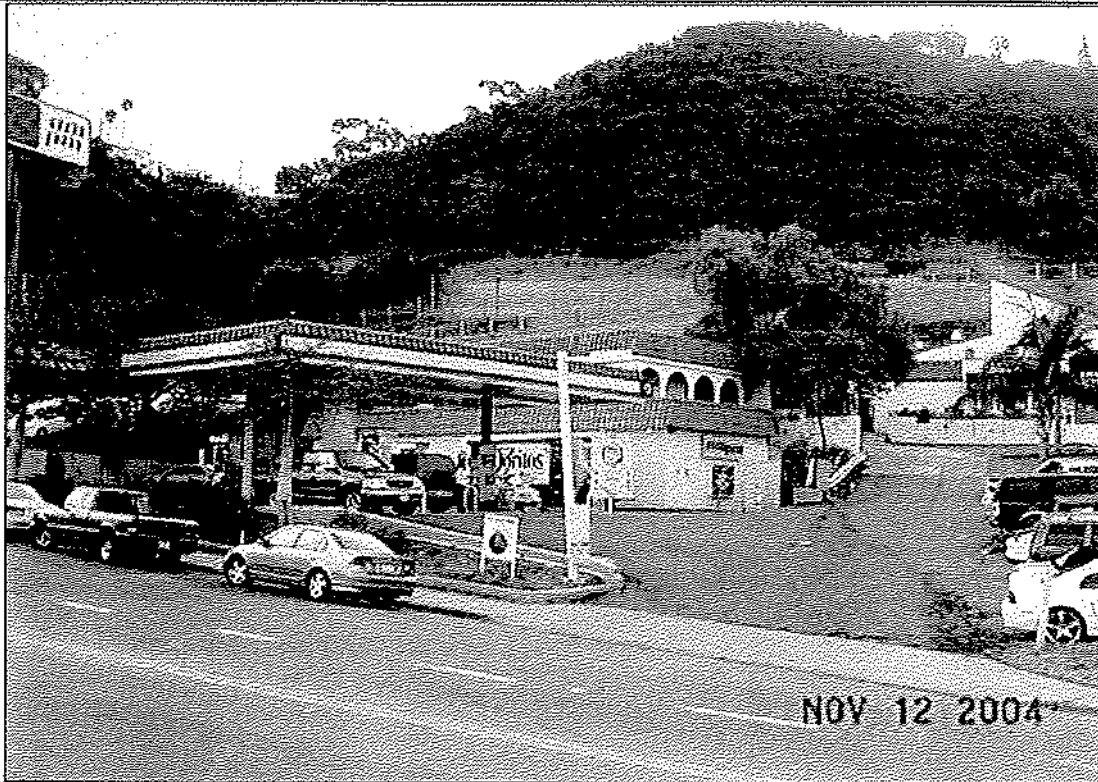
Banks Information Solutions, Inc. has performed a thorough and diligent search of all groundwater well information provided and recorded with the California Department of Water Resources. All mapped locations are based on information obtained from the Department of Water Resources. Although Banks performs quality assurance and quality control on all research projects, we recognize that any inaccuracies of the records and mapped well locations could possibly be traced to the Department of Water Resources or the actual driller. It may be possible that some water well schedules and logs have never been submitted to the Department of Water Resources, as required by law, and thus may explain the possible unaccountability of privately drilled wells. It is uncertain if the above listing provides 100% of the existing wells within the area of review. Therefore, Banks Information Solutions, Inc. cannot fully guarantee the accuracy of the data or well location(s) of those maps and records maintained by the California Department of Water Resources.

APPENDIX C
SECOR PHOTOGRAPHIC RECORD
LIMITED POTENTIAL SENSITIVE RECEPTOR SURVEY (SRS)
Atlantic Richfield Company
ARCO Facility #3037
915 Camino del Rio South
San Diego, CA 92108
SAM Case #H05125-002
SECOR PROJECT #08BP.03037.08
September 26, 2005

**SECOR
PHOTOGRAPHIC RECORD**

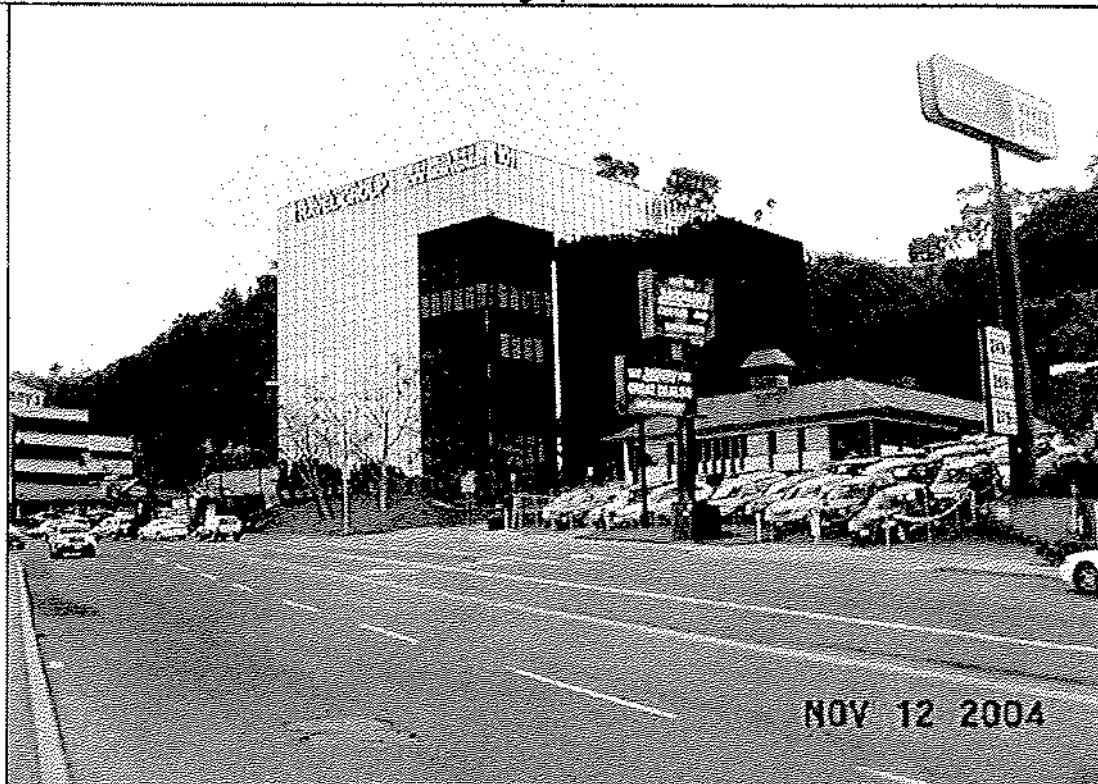
| | |
|--|--|
| Client: Atlantic Richfield | Job Number: 08BP.03037.04 |
| Subject Name: ARCO Facility #3037 | Location: 915 Camino del Rio South San Diego, CA 92108 |
| Photographer: Melissa Garrett | Date: November 12, 2004 |

Photograph No. 1



View of the subject property and adjacent property to the south looking southeast.

Photograph No. 2



Adjoining property to the east of the site looking southeast.

**SECOR
PHOTOGRAPHIC RECORD**

| | |
|--|--|
| Client: Atlantic Richfield | Job Number: 08BP.03037.04 |
| Subject Name: ARCO Facility #3037 | Location: 915 Camino del Rio South San Diego, CA 92108 |
| Photographer: Melissa Garrett | Date: November 12, 2004 |

Photograph No. 3



View of adjacent property to the west of the subject site.

Photograph No. 4



Interstate Highway 8 and commercial strip mall to the north of the subject site across Camino del Rio South.

**SECOR
PHOTOGRAPHIC RECORD**

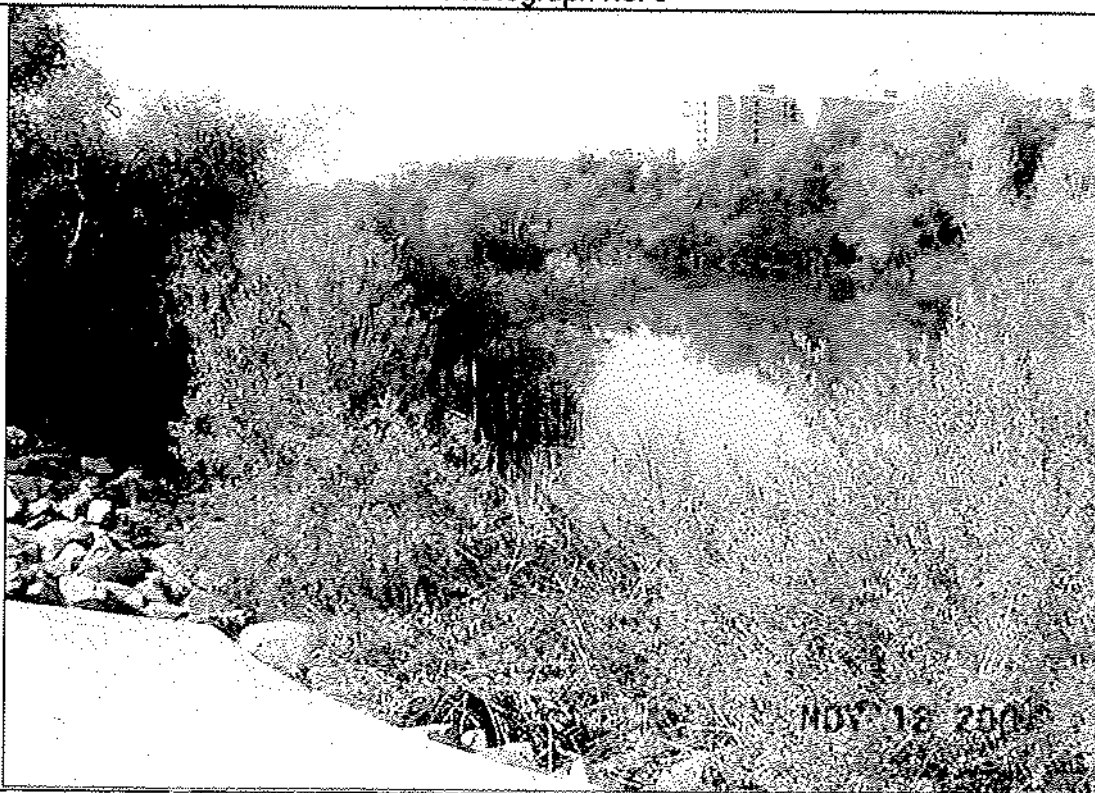
| | |
|--|--|
| Client: Atlantic Richfield | Job Number: 08BP.03037.04 |
| Subject Name: ARCO Facility #3037 | Location: 915 Camino del Río South San Diego, CA 92108 |
| Photographer: Melissa Garrett | Date: November 12, 2004 |

Photograph No. 5



View looking northeast from the subject site.

Photograph No. 6



The San Diego River that exists north of the subject site looking west off Mission Center Road.